

167.0

0004

0007.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

728,700 / 728,700

USE VALUE:

728,700 / 728,700

ASSESSED:

728,700 / 728,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
169		PARK AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: MCSWEENEY JAMIE & AMANDA

Owner 2:

Owner 3:

Street 1: 169 PARK AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry	Own Occ: Y
Postal: 02476	Type:	

PREVIOUS OWNER

Owner 1: WADE TOBY J -

Owner 2: DESANTIS NICOLE -

Street 1: 85 DEAN ST APT 1

Twn/City: BROOKLYN

St/Prov: NY	Cntry	
Postal: 11201	Type:	

NARRATIVE DESCRIPTION

This parcel contains .191 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1961, having primarily Aluminum Exterior and 2174 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

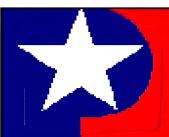
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8328	Sq. Ft.	Site			0	70.	0.76	8			Med. Tr	-5					445,442						445,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	8328.000	281,300	2,000	445,400	728,700		110702
							GIS Ref
							GIS Ref
							Insp Date
							05/17/18


Patriot Properties Inc.
USER DEFINED

Prior Id # 1:	110702
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
12/30/21	15:50:23
LAST REV Date	Time
06/12/18	15:39:20
apro	
12938	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	281,300	2000	8,328.	445,400	728,700		Year end	12/23/2021
2021	101	FV	271,700	2000	8,328.	445,400	719,100		Year End Roll	12/10/2020
2020	101	FV	271,700	2000	8,328.	445,400	719,100	719,100	Year End Roll	12/18/2019
2019	101	FV	254,700	2000	8,328.	445,400	702,100	702,100	Year End Roll	1/3/2019
2018	101	FV	254,700	1200	8,328.	394,500	650,400	650,400	Year End Roll	12/20/2017
2017	101	FV	254,700	1200	8,328.	330,900	586,800	586,800	Year End Roll	1/3/2017
2016	101	FV	254,700	1200	8,328.	330,900	586,800	586,800	Year End	1/4/2016
2015	101	FV	273,200	1300	8,328.	286,400	560,900	560,900	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WADE TOBY J,	69934-398		9/15/2017		770,000	No	No		
MURPHY MEGHAN,	63659-583		5/27/2014		562,000	No	No		
O'CONNELL ESTAT	52676-292		4/30/2009		443,695	No	No		
O'CONNELL ESTAT	41764-217		12/23/2003		494,000	No	No		
MESKIN MICHAEL	39219-187		5/27/2003	Sub Sale	395,000	No	No		
RICHARD MAURICE	27706-15		9/25/1997	Family		1	No	No	A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
5/17/2018		Meas/Inspect							CC	Chris C		
2/1/2018		SQ Returned							EMK	Ellen K		
3/10/2009		Inspected							189	PATRIOT		
12/24/2008		Measured							372	PATRIOT		
5/23/2004		MLS							HC	Helen Chinal		
4/21/2000		Inspected							276	PATRIOT		
3/11/2000		Missed Appt.							276	PATRIOT		
12/28/1999		Mailer Sent										
12/8/1999		Measured							163	PATRIOT		

ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 19 - Ranch	Sty Ht: 1 - 1 Story	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Average	A Bath:	Rating:	3/4 Bath: 1	Rating: Average	A 3QBth:	Rating:	1/2 Bath:	Rating:	A HBth:	Rating:				
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 3 - Aluminum	Sec Wall: 8 - Brick Veneer 25%	A OthrFix:	Rating:	A Kits: 2	Rating: Average	A A Kits:	Rating:	Fpl: 2	Rating: Average	WSFlue:	Rating:						
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: WHITE	View / Desir:	OTHER FEATURES				1st Res Grid Desc: Line 1 # Units 1											
GENERAL INFORMATION				Level	FY LR DR D K FR RR BR FB HB L O					Other									
Grade: C+ - Average (+)	Year Blt: 1961	Eff Yr Blt:	Alt LUC:	Upper					Lvl 2										
Jurisdct: G15	Fact: .	Const Mod:	Lump Sum Adj:	Lvl 1					Lower										
				Totals	RMS: 9	BRs: 4	Baths: 1	HB											
				CONDOS INFORMATION															
				Location:															
				Total Units:															
				Floor:															
				% Own:															
				Name:															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD	Prim Int Wal 1 - Drywall	Sec Int Wall:	Partition: T - Typical	Phys Cond: AV - Average	31%	Functional:	%	Exterior:	No Unit	RMS	BRS	FL	Interior:	1	9	4			
Prim Floors: 3 - Hardwood	Sec Floors:	Total:	31%	Economic:	%	Special:	%	Additions:					Kitchen:						
Bsmnt Flr: 12 - Concrete	Subfloor:			Override:	%			Baths:					Plumbing:						
Bsmnt Gar:	Electric: 3 - Typical							Electric:					Electric:						
Insulation: 2 - Typical	Int vs Ext: S							Heating:					Heating:						
Heat Fuel: 1 - Oil	Heat Type: 3 - Forced H/W							General:					General:						
# Heat Sys: 1	% Heated: 100	% AC: 100																	
Solar HW: NO	Central Vac: NO	% Com Wal	% Sprinkled																
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:											
SPEC FEATURES/YARD ITEMS				PARCEL ID 167.0-0004-0007.0															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
2	Frame Shed	D	Y	1	12X8	A	AV	1980	0.00	T	31.2	101							
22	Wood Deck	D	Y	1	8X12	A	AV	1990	16.00	T	23.2	101				1,200			
19	Patio	D	Y	1	14X18	A	AV	2000	3.74	T	15.2	101				800	800		
More: N	Total Yard Items:	2,000	Total Special Features:			Total:	2,000												
IMAGE 																			